



ATASCOSA COUNTY FIRE MARSHAL'S OFFICE

711 BROADWAY JOURDANTON, TX 78026 (830)-769-2029

FEE SCHEDULE (Effective May 2023)



The following fees are hereby established for obtaining permits from the Atascosa County Fire Marshal's Office. All payments will be made by money order or check made out to the **ATASCOSA COUNTY AUDITOR** or in cash, and will be paid prior to the start of the particular process for which the fee is charged.

All fees paid to the Atascosa County Fire Marshal's Office are non-refundable.

Duplicate Document Fees

- Duplicate Document Fee** \$50.00
This fee will be assessed for replacement of required Permits, Certificate of Occupancy, or Fire Inspection Reports.

Subdivision/Development Fire Protection Reviews

- Preliminary Fire Protection Reviews** \$250.00
This fee will be assessed for the fire protection reviews of subdivisions and areas under development to determine required fire flows, number of required fire hydrants, fire hydrant distance requirements, and the evaluation of grade increase approvals.

Residential Plans Review and Permits Fees

ALL RESIDENTIAL PERMITS SUBMITTED TO THIS OFFICE ARE ON A VOLUNTARY BASIS FOR THE PURPOSE OF RECEIVING A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE RESIDENCE. RESIDENTIAL PERMITS ARE NOT REQUIRED BY LAW! MODEL HOMES WITH SALES OFFICES ARE NOT RESIDENTIAL!

It may be difficult to calculate total permit fees. It is best to call the Code Enforcement section to obtain the exact permit fee when scheduling an appointment to submit plans. All permit fees paid are non-refundable, so accuracy is critical!

The total fee for residential building permits is made up from **three** separate fees; the plan review and administrative fee, the building permit and inspection fee, and the final inspection and certificate of Occupancy fee. For verification of construction costs, the County estimates residential construction at \$60.00 sq.ft.

- Plans Review Fees**
This fee is for the review of submitted residential building plans for comparison against the adopted Building and Fire Codes to ensure compliance in the fire protection aspects of the proposed building. The process includes documentation and review comments where required. The base fee for residential plans review is 25% of the building permit fee.
- Building Permit Fees**
The fee is for processing approved residential building plans and will be paid at the time of plans submission. The process includes issuing the residential building permit and a minimum of three construction site visits and/or inspections

Project Valuation:	Plan review Fee:	Permit -Base Fee:	Plus:
\$0 up to \$2,000.00	25% of permit fee	\$12.50	
\$2,000.01 up to \$25,000.00	25% of permit fee	\$12.50 for the first \$2,000.00	\$4.96 per \$1,000. or fraction of the value over 2,000.01
\$25,000.01 up to \$50,000.00	25% of permit fee	\$126.41 for the first \$25,000.00	\$3.04 per \$1,000. or fraction of the value over \$25,000.01
\$50,000.01 up to \$100,000.00	25% of permit fee	\$211.61 for the first \$50,000.00	\$1.83 per \$1,000. or fraction of the value over \$50,000.01
\$100,000.01 up to \$150,000.00	25% of permit fee	\$312.94 for the first \$100,000.00	\$1.34 per \$1,000. or fraction of the value over \$100,000.01
\$150,000.01 up to \$500,000.00	25% of permit fee	\$400.00 for the first \$150,000.00	\$1.12 per \$1,000. or fraction of the value over \$150,000.01
\$500,000.01 up to \$1,000,000.01	25% of permit fee	\$1,463.81 for the first \$500,000.00	\$.91 per \$1,000. or fraction of the value over \$500,000.01
\$1,000,000.01 and over	25% of permit fee	\$1,630.97 for the first \$1,000,000.00	\$.57 per \$1,000. or fraction of the value over \$1,000,000.01

- Final Inspection and Certificate of Occupancy Fees** \$25.00
The fee is for the final inspection of each completed building, processing, and issuing the **Certificate of Occupancy**. This fee is paid at the time building plans are submitted for review.

Commercial/Public Access Building Plans and Permits Fees (including public utility projects)

It may be difficult to calculate total permit fees. It is best to call the Code Enforcement section to obtain the exact permit fee when scheduling an appointment to submit plans. All permit fees paid are non-refundable, so accuracy is critical!

The total fee for commercial building permits is made up from **three** separate fees; the plan review & administrative fee, the building permit & inspection fee, and the final inspection and Certificate of Occupancy fee. For verification of construction costs, the County estimates commercial construction at **\$75.00** sq.ft.

- Plans Review Fees***
This fee is for the review of submitted building plans for comparison against the adopted Building and Fire Codes to ensure compliance in the fire protection aspects of the proposed building(s). The process includes documentation and review comments where required. The base fee for plans review is \$40.00.

2. Building Permit Fees*

The fee is for processing approved building plans and will be paid at the time of plans submission. The process includes issuing the building permit and a minimum of three construction site visits and/or inspections.

*Commercial/Public Access projects with a total valuation of less than \$6,250.00 will pay a flat fee of \$200.00.

*Commercial/Public Access projects with a total valuation over \$6,250.01 will use the following table:

Project Valuation:	Plan review-Base Fee:	Plan review-Admin fee:	Permit - Base Fee:	Permit Inspection Fees:
\$6,250.01 up to \$12,500.00	\$42.43 for the first \$6,250.	\$26.27 per \$1000. or fraction of the value over \$6,2500.01	\$371.28 for the first \$6,250.	\$20.49 per \$1000. or fraction of the value over \$6,250.00
\$12,500.01 up to \$25,000.00	\$74.25 for the first \$12,500.	\$16.94 per \$1000. or fraction of the value over \$12,500.01	\$445.53 for the first \$12,500.	\$18.59 per \$1000. or fraction of the value over \$12,500.01
\$25,000.01 up to \$50,000.00	\$129.94 for the first \$25,000.	\$10.93 per \$1000. or fraction of the value over \$25,000.01	\$556.92 for the first \$25,000.	\$16.80 per \$1000. or fraction of the value over \$25,000.01
\$50,000.01 up to \$150,000.00	\$227.40 for the first \$50,000.	\$7.04 per \$1000. or fraction of the value over \$50,000.01	\$723.99 for the first \$50,000.	\$15.07 per \$1000. or fraction of the value over \$50,000.01
\$150,000.01 up to \$300,000.00	\$397.96 for the first \$150,000.	\$4.54 per \$1000. or fraction of the value over \$150,000.01	\$977.39 for the first \$150,000.	\$13.39 per \$1000. or fraction of the value over \$150,000.01
\$300,000.01 up to \$600,000.00	\$696.43 for the first \$300,000.	\$2.93 per \$1000. or fraction of the value over \$300,000.01	\$1,368.35 for the first \$300,000	\$11.77 per \$1000. or fraction of the value over \$300,000.01
\$600,000.01 up to \$1,200,000.00	\$1,218.76 for the first \$600,000.	\$1.89 per \$1000. or fraction of the value over \$600,000.01	\$1,984.11 for the first \$600,000.	\$10.18 per \$1000. of fraction of the value over \$600,000.01
\$1,200,000.01 up to \$2,400,000.00	\$2,132.85 for the first \$1,200,000.	\$1.22 per \$1000. or fraction of the value over \$1,200,000.01	\$3,273.78 for the first \$1,200,000.	\$8.67 per \$1000. of fraction of the value over \$1,200,000.01
\$2,400,000.01 up to \$4,800,000.00	\$3,732.48 for the first \$2,400,000.	\$0.78 per \$1000. or fraction of the value over \$2,400,000.01	\$5,729.11 for the first \$2,400,000.	\$7.20 per \$1000. of fraction of the value over \$2,400,000.01
\$4,800,000.01 up to \$9,600,000.00	\$6,531.84 for the first \$4,800,000.	\$0.51 per \$1000. or fraction of the value over \$4,800,000.01	\$10,598.87 for the first \$4,800,000.	\$5.78 per \$1000. of fraction of the value over \$4,800,000.01
\$9,600,000.01 up to \$19,200,000.00	\$11,430.72 for the first \$9,600,000.	\$0.33 per \$1000. or fraction of the value over \$9,600,000.01	\$20,667.80 for the first \$9,600,000.	\$4.41 per \$1000. of fraction of the value over \$9,600,000.01
\$19,200,000.01 up to \$38,400,000.00	\$20,003.78 for the first \$19,200,000.	\$0.21 per \$1000. or fraction of the value over \$19,200,000.01	\$40,302.21 for the first \$19,200,000.	\$3.10 per \$1000 or fraction of the value over \$19,200,000.01
\$38,400,000.01 and over	\$35,006.61 for the first \$38,400,000.	\$0.13 per \$1000. or fraction of the value over \$38,400,000.01	\$52,392.88 for the first \$38,400,000.	\$1.83 per \$1000 or fraction of the value over \$38,400,000.01

A separate building permit is required for each structure or building to be built. New Cellular Sites are regulated as a new building project.

3. Final Inspection and Certificate of Occupancy Fees

\$150.00

The fee is for the final inspection of each completed building, processing, and issuing the **Certificate of Occupancy**. This fee is paid at the time building plans are submitted for review.

4. Permit Renewals

\$125.00 + 25% of original permit fee

This fee is for permits that have not expired and are being renewed for an additional 180 day time period. If permit has expired, submittal of original permit fee is required to renew permit.

5. Public School Discount

Total Permit Fee (less) 10%

New public school construction projects will receive a 10% discount. Renovations, alterations, and modification will be charged regular fees.

Other Commercial/Pubic Access Building Permits and Fees

1. Temporary Certificate of Occupancy

\$500.00

If circumstances warrant, the Fire Marshal may grant limited use of a structure or portion of a building under permit, provided the area has been inspected and found to be in compliance with the adopted Fire and Building Codes. A written request (accompanied by a floor plan drawing) must be submitted by the contractor or the owner's representative indicating the area of the building requested to be occupied. All required fire protection systems, as indicated on the original building permit, must be fully operational and tested. This fee must accompany the written request. This TCO is valid for 90 days, and a final Certificate of Occupancy must be obtained within this 90 day period.

2. Temporary Structure Permits

400 - 750 sq. ft. = \$75.00

More than 750 sq. ft. = \$75.00 + \$.025 sq. ft.

This fee is for registration of temporary structures (tents, air supported structures, canopies, construction trailers, retail fireworks stands, etc.). **An inspection of the structure is also required to ensure compliance with the adopted Fire Code requirements. An additional Fire/Safety Inspection fee will be assessed for the inspection (refer to fee below).** Valid for up to 365 days (1 yr.).

3. Modular/Mobile Structure Installation Permit

\$520.00

This fee is for the installation of a mobile or modular structure that will be used for commercial or public access purposes. It will include the plan review of the structure and inspection after installation to ensure the structure meets the intent of the adopted Fire Code. This is for mobile/modular structures that will be used for greater than 365 days (1 yr.).

Commercial-Residential Permit Fees (Apartments, Town Homes, Condominiums, Etc.)

It may be difficult to calculate total permit fees. It is best to call the Code Enforcement section to obtain the exact permit fee when scheduling an appointment to submit plans. All permit fees paid are non-refundable, so accuracy is critical!

The total fee for commercial-residential building permits is made up from **three** separate fees. The plan review fee, the building permit & inspection fee, and the final inspection and Certificate of Occupancy fee. Each building to be constructed must have a separate building permit and Certificate of Occupancy. All permitting fees shall be paid at the time plans are submitted for review. Fee calculations use the commercial/public access fee schedule.

1. **Plans Review Fee**

This fee is for the review of submitted building plans for comparison against the adopted Building and Fire Codes to ensure compliance with the fire protection aspects of the proposed building. The process includes documentation and review comments where required. All buildings of a single floorplan design will be charged a single plan review fee. Each group of buildings with different floor plan designs will be charged a single plan review fee per group.

Example: 14 buildings of Type 1 floor plan – 1 plan review fee, 14 building permit/Inspection fees, and 14 final inspection & C of O fees.
10 buildings of Type 2 floor plan – 1 plan review fee, 10 building permit/Inspection fees, and 10 final inspection & C of O fees.

2. **Building Permit Fee**

The fee is for processing approved commercial-residential building plans and will be paid at the time of plans submission. The process includes issuing the commercial-residential building permit and a minimum of three construction site visits and/or inspections. Each building to be built must have a separate building permit.

3. **Final Inspection and Certificate of Occupancy Fees**

\$150.00

The fee is for the final inspection of each completed building, processing, and issuing the **Certificate of Occupancy**. This fee is paid at the time building plans are submitted for review.

Change of Occupancy Use and Substantial Improvement Fees

1. **Change of Use or Substantial Improvement (with structural modifications)**

Same as plans review and permit fee

This fee covers the review of structural modification and/or interior finish-out plans and issuing the building permit to modify an existing structure from one occupancy classification to another in order to ensure the building and new occupancy usage complies with the adopted Fire Code. It includes the associated inspections and issuing of a new **Certificate of Occupancy**.

2. **Change of Occupancy Use Inspection**

\$150.00

This fee covers the required inspection necessary to ensure compliance with the adopted Fire and Building codes, and issuance of a new **Certificate of Occupancy** for an occupancy area that has changed from one occupancy/business use to a new occupancy/use.

3. **Opening a Business Without a Change of Occupancy Re-inspection (if applicable)**

\$150.00

This fee is assessed if, after an initial Change of Occupancy Inspection with violations, the occupancy opens for business without obtaining a re-inspection and **Change of Occupancy Certificate**.

Systems Permits and Fees

1. **Vent/Hood / Fixed Suppression System**

\$150.00

This fee covers reviewing plans, witnessing the testing, and inspection of fire extinguishing systems in kitchen vent hoods and exhaust ducts.

2. **Fire Sprinkler / Suppression System**

\$300.00+

This fee covers reviewing plans, conducting rough-in inspections, and witnessing the 2 hour hydrostatic testing of fire sprinkler systems. The fee is \$300.00 plus \$.75 per sprinkler head.

3. **Fire Alarm System**

\$300.00+

This fee covers reviewing plans, conducting rough-in inspections, and witnessing the fire alarm acceptance testing. The fee is \$300.00 plus \$.75 per initiating and/or alarm signaling device. Fire Sprinkler Monitoring Systems shall pay a flat fee of \$300.00.

4. **Paint/Spray Booth System**

\$350.00

This fee covers the reviewing of plans, witnessing the testing, and inspection of commercial paint/spray booth fire suppression systems.

5. **Underground Fire Protection System**

\$350.00

This fee covers reviewing plans, conducting rough-in inspections, and witnessing the 2 hour hydrostatic testing on underground fire protection lines for fire sprinkler systems, fire protection standpipes, and fire hydrants installed on both public and private water systems.

5a. Underground inspections

\$100.00 per inspection

Where an underground fire protection system requires multiple underground inspections, the first inspection is covered in the permit fee, and each separate additional inspection will pay an additional inspection fee.

6. **Smoke Control / Elevator Recall / Stand Pipes / Dry Pipe Hose / Wall Hydrants / Fixed Chemical Suppression**

\$350.00

This fee covers reviewing plans and witnessing the testing of building smoke control systems (including fire dampers, smoke dampers, fire/smoke dampers, and duct smoke detectors) required by the Building or Fire Code.

7. **Knox Box Authorization (If participating)**

\$30.00

This fee is for registration and processing of key access box applications on multi-family residential gated communities such as apartment and town home complexes or other structures required to have key access control.

8. **Siren Operated Sensor Electric Gate Authorization**

\$30.00

This fee is for registration and processing of siren operated sensor system applications on multi-family residential gated communities such as apartment, town home complexes, and gated communities required to have S.O.S. system access control.

Flammable/Combustible Liquids and Gas Permits and Fees

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| 1. | <u>Underground Fuel Tank Installation/Removal (per tank – including LPG)</u> | \$350.00 |
| | This fee is for reviewing plans, witnessing tank testing, and inspecting pre and post underground fuel tank installation or removal to ensure compliance with the adopted Fire Code requirements. | |
| 2. | <u>Aboveground Fuel Tank Installation/Removal (per tank – including LPG)</u> | \$350.00 |
| | This fee is for reviewing plans, witnessing the placement, and inspection of aboveground fuel tank installation or removal to ensure compliance with the adopted Fire Code requirements. | |
| 3. | <u>Underground Fuel Line/Fuel Dispensing Installation /Testing (per fuel line/dispenser)</u> | \$175.00 |
| | This fee will be assessed for witnessing the installation and pressure test of modified or newly installed fueling system supply lines and/or dispensers. | |
| 4. | <u>Aboveground Fuel Tank Renewal (Annual – per tank)</u> | \$150.00 |
| | This fee is for inspecting each aboveground fuel tank to ensure continued safety and compliance with the adopted Fire Code requirements. | |
| 5. | <u>Fuel Dispensing Facility Inspection and Registration</u> | \$150.00 (annual) |
| | This fee is applicable for the registration of all facilities in unincorporated Atascosa County where flammable or combustible liquid or gas are dispensed. This fee includes the annual fire/safety inspection. | |

Inspection Fees

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|----|--|-------------------------------|
| 1. | <u>Annual Fire/Safety Inspection Fee</u> | \$80.00 (<25,000sqft) (> /hr) |
| | This fee will be assessed for all fire inspections conducted by the Atascosa County Fire Marshal's Office personnel to ensure a building or occupancy is in compliance with the adopted Fire Code, State Laws and Commissioner's Court Orders. This fee is applicable for each building inspected. | |
| 2. | <u>Annual State Licensed Facility Fire/Safety Inspection</u> | \$80.00 |
| | This fee will be assessed for all fire inspections conducted by the Atascosa County Fire Marshal's Office personnel of state licensed or regulated facilities to ensure a building or occupancy is in compliance with the adopted Fire Code, State Laws and Commissioner's Court Orders. This fee is applicable for each building inspected. This fee is applicable for each building inspected. (Other than public schools) | |
| 3. | <u>Failed Annual Re-inspection Fee</u> | \$50.00 |
| | This fee will be assessed for each re-inspection required to bring a previously identified fire hazard related problem into compliance with the adopted Fire Code, State Laws and Commissioner's Court Orders. All re-inspection fees shall be paid before the re-inspection will be performed. This fee will also be assessed for failure to show up for a scheduled fire inspection without prior notice or if a scheduled fire inspection is not canceled within four hours of the scheduled time and date. This fee is applicable for each building inspected. | |
| 4. | <u>Mass Gathering Permit Processing/Inspection</u> | \$200.00 |
| | This fee is for the processing of a mass gathering permit application, the required site inspection, and the processing of the associated documents required to obtain Commissioners Court approval to conduct a Mass Gathering as required by State Law. If application for a mass gather is not submitted 45 days in advance of the event, fees will be doubled. | |
| 5. | <u>Expedited Inspection</u> | \$500.00 |
| | Less than 5 business days | |

Fireworks and Explosives Permits and Fees

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|----|--|-------------------------|---------------------------------|
| 1. | <u>Retail Fireworks Site Inspections</u> | | |
| | | less than 25,000 sq. ft | \$100.00 + \$25 ea. addl. bldg. |
| | | 25,000-99,999 sq. ft | \$200.00 + \$25 ea. addl. bldg. |
| | | 100,000 sq. ft or more | \$300.00 + \$25 ea. addl. bldg. |
| | This fee is for the inspection of retail fireworks sites (stands and indoor sites) to ensure compliance with the adopted Fire Code and Texas Occupations Code 2154.2025(c) and minimum safety standards adopted by the state. This fee is only charged once per calendar year for each retail fireworks site. If several retail fireworks stands are chained together to form one continuous stand, each stand will count as an additional building. | | |
| 2. | <u>Pyrotechnic/Flame Effects Authorization</u> | | \$125.00 (per event) |
| | The fee is for the review of a proposed pyrotechnics or flame effect display, inspection of the proposed display site, and to verify the Pyrotechnician or Flame Effect Operators' license. This fee is applicable for any public or private fireworks display utilizing any class of regulated fireworks or flame effects devices. The fee does not include the fees for a Fire Watch that may be required by the Fire Marshal. | | |
| 3. | <u>Explosives / Bulk Storage Permit</u> | | \$250.00 |
| | This fee is for the review of a proposed explosives storage building or container and site inspection to ensure compliance with the adopted Fire Code. | | |

Miscellaneous

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| 1. | <u>Consultation Fees</u> | \$125.00/hr-2 hr. minimum |
| | This fee will be assessed for preliminary review of construction plans or other consultations with architects, engineers, contractors, and sub-contractors. This fee will also be assessed when an on-site consultation is requested or required. | |
| 2. | <u>Research Fees</u> | \$100.00/hr-2 hr. minimum |
| | This fee shall be applied to all written requests made to the Fire Marshal's Office for site assessments which require research of various Atascosa County records and documents to determine the status of an identified property. | |
| 3. | <u>Impact Fees</u> | Direct Costs |
| | An impact fee will be applied to all projects where the County must incur costs to prepare for a new construction project. This includes costs related to training personnel to conduct both fire prevention and construction related inspections, purchase of new tools and equipment necessary to perform inspections and tests under new standards, and the purchase of new or updated codes and standards necessary to review construction and fire protection system plans. | |
| 4. | <u>Returned Check Fee</u> | \$50.00 service fee by fmo + \$25.00 return check fee by Atascosa County |

All permits include a 4.0% Technology Improvement Surcharge.

Licensed Care Facility Fees

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| 1. <u>Less than 24 Hours - Listed / Registered / Licensed Child Care Home</u>
Up to 12 children in the primary care giver's home for less than 24 hours | \$100.00 |
| 2. <u>Less than 24 Hours - Licensed Day Care Center</u>
Any operation that cares for 13 or more children under 14 years old for less than 24 hours | \$150.00 |
| 3. <u>24 Hour Care - Foster Home</u>
Licensed for 1-6 children | \$50.00 |
| 4. <u>24 Hour Care - Foster Group Home</u>
Licensed for 6-12 children | \$100.00 |
| 5. <u>24 Hour Hospital or Nursing Home</u>
Per Structure | \$325.00 |
| 6. <u>Other 24 Hour Care</u>
Residential Treatment Centers, Personal Care Facilities, Maternity Homes & Similar Places | \$250.00 |

SERVICE FEES, PENALTY ASSESSMENT, AND FINES

A. Fire/Building Code Fines

<u>Code</u>	<u>Section</u>	<u>Offense</u>	<u>Fine</u>
Fire		Occupancy prohibited - (occupancy before issuance of certificate of occupancy/compliance)	\$500.00
Fire		Unlawful Acts (plus permit fee increase of 50%)	\$250.00
Fire		Failure to comply with orders and notices	\$100.00 to \$500.00
Fire		Unauthorized tampering or removal - (tag, seal, sign, or posting)	\$500.00
Fire		Sitting in exit/path - (standing/sitting in aisles, passageways, exit pathways, or stairways)	\$500.00
Fire		Obstructing Means of Egress	\$500.00
Fire		Obstructing Fire Lane	\$250.00
Fire		All other violations / Complaint	\$100.00 to \$500.00

C. Penalty Assessment – Misc. Violations

<u>Offense</u>	<u>Time</u>	<u>Penalty Assessment</u>
Failure to Obtain Mass Gathering Permit with Required Timeline	2 nd or greater	Four times original permit fee
Failure to Obtain Required Permit	1 st	Double original permit fee
Failure to Obtain Required Permit	2 nd or greater	Four times original permit fee

C. Boarding Home Penalties

<u>Offense</u>	<u>Penalty</u>
Failure to maintain required fire protection system (fire sprinkler system, fire alarm system, interconnected smoke alarms, etc.)	\$125.00
Failure to post or maintain required documents or notices	\$125.00
Failure to obtain Criminal History Check on providers or employees	\$500.00 per individual
Failure to maintain home in a safe condition	\$250.00
Failure to maintain yards in a safe condition	\$100.00
Failure to produce required records upon request	\$250.00
Failure to renew required permit, Late renewal of required permit	Permit renewal fee + 10%
Knowing, willing, or intentional avoiding Boarding Home Facility Permitting requirements	Civil/Criminal prosecution